

ZONING CHANGE REVIEW SHEETCASE NUMBER: TBDHLC DATE: October 25, 2021PC DATE:APPLICANT: Historic Landmark Commission (owner-opposed)HISTORIC NAME: Zakrison-Sandoval HouseWATERSHED: Waller CreekNEIGHBORHOOD PLAN: East Cesar ChavezADDRESS OF PROPOSED ZONING CHANGE: 1204 E. 6th StreetZONING CHANGE: TOD-NP to TOD-NP-HCOUNCIL DISTRICT: 3

STAFF RECOMMENDATION: Staff finds that the house meets the criteria for landmark designation and thus recommends the proposed zoning change from TOD-NP (transit-oriented development – neighborhood plan combining district zoning) to TOD-NP-H (transit-oriented development – neighborhood plan – historic landmark combining district zoning).

However, the house is in poor condition, which the Commission should consider in determining whether to recommend historic zoning. Repair of underlying issues would require considerable removal and replacement of historic building materials, which would affect the house's architectural integrity and ability to convey its significance under that criterion. Should the Commission choose to release the permit, the staff recommendation is to require completion of a City of Austin Documentation Package.

QUALIFICATIONS FOR LANDMARK DESIGNATION: Architecture and historical associationsHISTORIC LANDMARK COMMISSION ACTION:PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The [East Austin Historic Resources Survey](#) (Hardy Heck Moore, Inc., 2016) recommends this house as a potential landmark as well as a contributing resource to the potential East Sixth Street Historic District, which is recommended eligible for local or National Register designation.

CITY COUNCIL DATE:ACTION:ORDINANCE READINGS:ORDINANCE NUMBER:CASE MANAGER: Kalan Contreras, Elizabeth Brummett PHONE: 512-974-2727, 512-974-1264

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Capital Metro, Del Valle Community Coalition, East Austin Conservancy, East Cesar Chavez Neighborhood Association, East Cesar Chavez Neighborhood Plan Contact Team, East Sixth IBIZ District, El Concilio Mexican-American Neighborhoods, Friends of Austin Neighborhoods, Greater East Austin Neighborhood Association, Guadalupe Association for an Improved Neighborhood, Guadalupe Neighborhood Development Corporation, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Plaza Saltillo TOD Staff Liaison, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, Tejano Town

BASIS FOR RECOMMENDATION:

Architecture: The building is a good example of a Folk Victorian house. It is a one-story wing-and-gable house with traditional cornice returns and eave detailing at gable end, a partial-width inset front porch with shed roof supported by chamfered columns with molding, a split transom window above the front door, and 4:4 paired and single wood windows throughout.

The house has experienced significant foundation and other structural movement; see the structural report provided by the applicant (separate) and staff's site visit photographs at the end of this report. The site slopes from the alley down to E. 6th St., directing stormwater runoff toward the house. Soil deposits have built up and partially buried the back corner of the house and porch addition. The foundation is failing, and floors throughout the house slope in various directions. Walls are out of plumb, most noticeably with separation of a wall and the ceiling in the central entry hall. The porch roof has rotten joints and decking. Archival photos show the porch's jigsaw trim, which is not extant. Although the paint has failed, the siding largely is in good condition, with rot or warping present in isolated areas. The front door is missing. Many windows are racked, with broken glass and damaged muntins. A number of windows in the house were previously repaired or replaced, and the muntin sizes and profiles do not match.

Historical Associations: The house at 1204 East 6th Street is associated with specific families, the Zakrisons and Sandovals, as well as demographic shifts that defined East Austin's transition from the nineteenth to twentieth centuries. The East Austin Historic Resource Survey identifies these demographic changes as indicative of and affected by the general development patterns precipitated by the arrival of the railroad and the implementation of segregationist planning in the 1920s and 1950s.

The house appears to have been constructed around 1885 according to city directories. Sanborn Fire Insurance maps show that it retains its footprint circa 1894. Frank Torrens, a German carpenter and woodcarver, is the earliest known occupant of the house. He lived at 1206 East 6th Street, known then as East Pecan Street, between 1885 and 1888. After Torrens' death, it briefly served as a boardinghouse.

Baker and shopkeeper Frank Zakrison, his wife Emma, and daughters Lillie and Anna Zakrison were the home's earliest long-term residents. They moved in between 1888 and 1903. The family had previously lived above their bakery at 412 East 6th Street; by 1903, Frank Zakrison had sold that location and purchased a bakery and meat market in the same block at 1200 East 6th Street. City directories indicate that the Zakrison daughters worked in the bakery alongside their father, and that the family rented living space in their home to other bakery employees.

Census records show that the Zakrison family immigrated from Sweden during the 1870s. 1206 East 6th Street was occupied by another Swedish family, the Malmbergs, at the turn of the century. 1206 eventually became a commercial building housing a tortilleria during the mid-twentieth century. This contextual evidence speaks to a close-knit community of recent Swedish immigrants during the early twentieth century and illustrates the later demographic shift from European immigrants to Mexican American families and businesses in the general area.

In 2020, the Zakrisons' bakery at 1200 East 6th Street (later known as Uptown Sports Club) was the subject of an application for the Federal and Texas Historic Preservation Tax Credit programs. The application seeks to establish the building's eligibility for individual listing on the National Register of Historic Places. It provides contextual information for the surrounding block and suggests that 1204 East 6th Street contributes to the historic bakery's integrity of setting. "East 6th Street is a main commercial corridor and east-west thoroughfare currently experiencing rapid development," notes the application. "The 1200 block of East 6th Street...currently remains free of this largescale development and retains several late-nineteenth century buildings, though it [contains] a number of vacant lots [...] Despite the loss of some of the surrounding historic fabric, East 6th Street has retained its historic role as a major commercial and transportation artery for the city. Additionally, the street's mixed commercial and residential use and character have been preserved."

The report's narrative context statement further reveals that both 1204 and 1200 East 6th Street are part of a historic development and demographic pattern that has been largely lost elsewhere in the area: "Development along East 6th Street seemed to loosely follow a pattern: residences stood in the middle of the block and commercial and/or industrial buildings occupied corner lots... Businesses of the era were small and locally owned... European immigrants owned and operated the bulk of these small businesses, and they oftentimes lived at, or near their work." 1200 and 1204 East 6th Street offer interrelated examples of both property types and their spatial and associational relationships to each other, the streetscape, and the overall demographic makeup of the area.

After the deaths of their parents, Anna and Lillie Zakrison inherited the house. It was then rented out until 1944. Directories show that the Sandoval family occupied the home from 1941 to 1944. Flavio C. Sandoval was a prominent Mexican American grocer who operated at least two stores at 1103 East 6th and 1200 Rosewood Avenue. The block's overall shift from European to Mexican American businesses and residents is explored further in the National Register evaluation for 1200 East 6th Street, specifically how "segregationist policies enacted in 1928 changed East Austin's demographics and ultimately the characteristic of the area's businesses."

Fermin G. and Cristina Sanchez occupied the house from 1947–1959; they were first listed as renters and later as owners.

Fermin Sanchez worked as a construction worker and laborer. The shift from renter to owner was a significant achievement for many middle- and working-class Mexican Americans in segregated East Austin, as limited opportunities for property ownership and earning potential existed for nonwhite families in the early- to mid-twentieth century.

PARCEL NO.: 0205070110

LEGAL DESCRIPTION: LOT 10 BLK 1 OLT 3 DIVISION A

ESTIMATED ANNUAL TAX ABATEMENT: \$3,236; city portion: \$903.

APPRAISED VALUE: \$568,655

PRESENT USE: Vacant; the applicant proposes to relocate or deconstruct and salvage materials from the ca. 1885 house.

CONDITION: Poor

PRESENT OWNERS:

M. Cater Joseph
2402 Marlton
Austin, TX 78703

DATE BUILT: ca. 1885

ALTERATIONS/ADDITIONS: Rear additions of various ages

ORIGINAL OWNER(S): Frank Torrens (occupant per Austin City Directories)

OTHER HISTORICAL DESIGNATIONS: None

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: PR 2021-121884

LOCATION: 1204 E 6TH STREET



1" = 292'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PROPERTY INFORMATION

Photos



East Austin Historic Resource Survey, H-H-M, Inc., 2016.



Ca. 1980 survey photo showing missing jigsaw trim at porch. Source: Texas Historical Commission via UNT Portal to Texas History, <https://texashistory.unt.edu/ark:/67531/metapth674436/>.

Note: see additional photographs from October 11, 2021 staff visit to property at end of report.

Occupancy History

City Directory Research, August 2021

- | | |
|------|---|
| 1959 | Fermin G. and Cristina P. Sanchez, owners
Cement worker
Joe C. Sanchez, renter
Engraver, Austin American Statesman |
| 1957 | Fermin G. and Christine P. Sanchez, owners |
| 1955 | Fermin G. and Cristina P. Sanchez, owners |
| 1952 | Fermin G. Cristina Sanchez, renters
Laborer |
| 1949 | Fermin G. Cristina Sanchez, renters
Laborer |
| 1947 | Fermin G. Cristina Sanchez, renters |

	Construction worker
	Mateo Sanchez, renter
	Dishwasher, White Pharmacy
	Jose Sanchez, renter
1944	Flavio C. and Apolonia Sandoval, renter
	Grocer, 1103 E 6 th St
	Benny Sandoval, renter
	Gregoria Sandoval, renter
	Clerk
	Lupe Sandoval, renter
	Operator, Hill's Beauty Shop
	Refugia Sandoval, renter
	Clerk, F.C. Sandoval
	Rosalio Sandoval, renter
	Selsa M. Sandoval, renter
	Student at University of Texas
	Susie Sandoval, renter
1941	Flavio C. and Apolonia Sandoval, renters
	Grocer, 1103 E 6 th St
	Flavio C. Sandoval, Jr.
	Grace Sandoval
	Packer, Capital Candy Co.
	Guadalupe Sandoval
	Refugio M. Sandoval
	Marcelino Sandoval
	Laborer
	Selsa Sandoval
	Susie Sandoval
	Student
1939	K. C. Mobley, renter
	Lon and Dorothy Bradshaw, renters
	Trucker
1937	George and Carrie E. W. Foster, renters
1935	Lillie Zakrison, owner
	Clerk, State Board of Control
	Anna Zakrison
1932	Frank Robert and Emma Christine Kihlberg Zakrison, owners
	Lillie Zakrison, renter
	Stenographer
1929	Frank R. and Emma C. Zakrison, owners
	Lillie Zakrison
	Stenographer
1927	Frank and Emma Zakrison, owners
	Lillie Zakrison
1924	Frank and Emma Zakryson, owners
	Lillie Zakryson
1922	Frank and Emma Zakryson, owners
	Lillian Zakryson
	Clerk, State Board of Control

1920	Frank and Emma Zakryson, owners Lillie Zakryson Clerk, State Board of Control Anna Zakryson
1918	Frank and Emma Zakrison, owners Baker, 1200 ½ E. 6 th St. Anna Zakrison
1916	Frank and Emma Zakrison Baker, 1200 ½ E. 6 th St. Anna Zakrison
1914	Frank Zakrison Baker Lillie Zakrison Annie Zakrison Joseph Bonilla, renter Baker, Frank Zakrison
1912	Frank Zakrison Bakery, 1200 E 6 th St. Anna Zakrison Lillie Zakrison
1910	Frank Zakrison Bakery Anna Zakrison Clerk, Frank Zakrison Lillian Johanna Zakrison Albert Ludwig, renter Baker, Frank Zakrison
1909	Frank Zakrison, owner Proprietor, East Austin Bakery, 1200 E. 6 th St. Annie Zakrison Clerk, Frank Zakrison
1906	*Address change to 1206 E 6 th St* Frank Zakrison Proprietor, bakery, 1200 E 6 th St. Annie Zakrison Richard Hartenstein, renter Driver, Walter Tips
1905	1206 E. 6 th St. Frank R. Zakrison, owner Proprietor, East Austin Bakery, 1200 E. 6 th St. Anna Zakrison
1903	1206 E. 6 th St Frank Zakrison Bakery, 1200 E. 6 th St. Annie Zakrison Clerk, Frank Zakrison Ernest Ludwig, renter Barber, S. A. Glaser
1897	Address not listed. Frank Zakrison (proprietor, Old Texas Bakery, 412 E 6 th St.), Anna H. Zakrison (saleswoman for Frank Zakrison), and Gustav Zakrison (farmer) are listed at 412 E. 6 th St.

- 1895 1206 E. 6th St.
 Augusta Clayton (wid. Vernon L.), renter
 Boardinghouse
 William E. Clayton, renter
 Cabinetmaker
 Catherine Goodman (wid. Patrick), renter
- 1893 Susan Kelly (wid. John), owner
 Boardinghouse
 Note: Frank Zakrison (proprietor of Old Texas Bakery, 412 E 6th St) and Anna H. Zakrison (saleswoman for Frank Zakrison) are listed at 412 E. 6th St.
- 1891-92 John Harwood
 Shop foreman, M. Paggi
 William E. Harwood
 Clerk, A. H. Yarrington
- 1889 Note: Frank Torrens, Sr. (cabinetmaker and woodcarver) is listed as living in Dallas with Frank Torrens., Jr. (woodcarver).
 Note: Frank Zachrison, foreman at Charles Lundberg Bakery, is listed at 1205 E 2nd St.
- 1887-88 1206 E. 6th St.
 Frank Torrens, owner
 Carpenter
- 1885 1206 E. Pecan St.
 Frank Torrens
 Carpenter and carver, S. W. French & Co.

Biographical Information

REAL ESTATE TRANSFERS.

**Abstract of Title and Real Estate Office
of Zimpelman & Beren, 105
East Pecan street, Austin,
Texas.**

**List of Travis County property transferred
during the week ending May 2, 1883:**

**R. H. Peck to F. Torrens, lot 10,
block 1, outlot 3, division A, Austin. \$270.00
G. F. Bouton to C. W. Daniel, west**

PG. 10

FUNERAL NOTICE.

**The funeral of Frank Torres, who
died last Saturday, will take place this
morning from the undertaking estab-
lishment of Edward S. Rosengren. The
body was held, waiting for the instruc-
tions of the relatives at Dallas, and
they have ordered it be interred in the
Oakwood Cemetery.**

The Austin Daily Statesman, 5/3/1885 and The Austin Statesman, 4/24/1912.

ZAKRISON.—Funeral services for
Mrs. Emma C. Zakrison, 52, widow
of the late Frank Zakrison, will
be held from the Cook funeral home
Sunday at 3:30 p. m. with the Rev.
Theo Moberg officiating. Interment
will be in Oakwood cemetery. Pall-
bearers will be Charles Spreen, R.
C. Stovall Sr., Henry Bauer, Charles
Mann, Walter Bonugli and R. C.
Anmann.

Mrs. Zakrison is survived by two

daughters, Miss Anna Zakrison of
Oxnard, Cal., and Miss Lillie Zak-
rison of Austin, and a son, F. G.
Zakrison of Fort Worth.

ZAKRISON.—Funeral services for
Frank R. Zakrison, 83, will be held
from the Cook funeral home Wed-
nesday at 4 p. m., with the Rev.
Theo. Moberg officiating. Interment
will be in Oakwood cemetery. Pall-
bearers will be Carl Anderson, O.
J. Clements, Hjalmar Stromberg, F.
P. Thelander, John Bergstrom and
Walter Kuse.

Mr. Zakrison, resident of Austin
for 50 years and for 23 years own-
er and operator of the Texas bakery
and the East Austin bakery, retired
from active business 13 years ago.
He is survived by his widow, Mrs.
Emma Zakrison; two daughters,
Miss Anna Zakrison of Oxnard,
Calif., Miss Lillie Zakrison of Aus-
tin; one son, F. G. Zakrison of Fort
Worth; one brother who lives in
Arvada, Colo., and a sister in Swe-
den.

Emma C. Zakrison funeral announcement, The Austin Statesman, 1/27/1934;

Frank Zakrison funeral announcement, The Austin Statesman, 4/18/1933.

Former Austinite Dies in Fort Worth

Funeral services will be held in
Fort Worth for Gus Zakrison, about
60, former Austin resident, who died
there Tuesday at 2 p. m. Mr. Zakri-
son was reared in Austin and has
two sisters, Misses Lillie and Annie
Zakrison, who live here.

He served in the navy a number
of years and later was on the Fort
Worth police force. Besides his
sisters, his wife and daughter sur-
vive.

SANDOVAL. — Juana Contreas
Sandoval, 90, died Tuesday at 6
p. m. at her home, 1204 East Sixth
street. She is survived by one son,
F. C. Sandoval of Austin. Funeral
arrangements are pending.

The Austin Statesman, 8/6/1941 and 1/19/1944.

BOARD OF CONTROL:**Engineering Inspector Named**

The board of control has appointed Jesse Keeling of Wortham, formerly with the post engineers at Foster field and in war work at Brady, as inspector in the engineering division.

Mrs. Dorothy Hallman has been transferred from the printing division to the post as assistant purchasing agent for surplus war materials, and Miss Lillie Zakrisson has been promoted to Mr. Hallman's former job as assistant in the printing division. T. J. Matthews is war materials purchasing agent, a new position set up by the legislature to aid cities and counties in applying for surplus materials.



FLAVIO SANDOVAL

F. C. Sandoval Dies in Hospital

Flavio C. Sandoval, a retired groceryman who was in business in Austin for 42 years, died in a local hospital Saturday morning.

He is survived by his widow, three sons—Flavio Sandoval, Rosalio Sandoval, Marcelino Sandoval; and six daughters, Miss Refugia Sandoval, Miss Lupe Sandoval, Mrs. Gregoria Casarez, Mrs. Susia Castro, Mrs. Selsia Gonzalez and Mrs. Venita Galica.

Funeral services will be held at the Guadalupe Church Monday at 3:30 p.m. with Father Diaz officiating. Burial will be in Austin Memorial Park.

The body is at 1207 Holley Street.

The Austin Statesman, 10/18/1945 and The Austin American, 11/16/1952.

Army, Air Force Get Nine Recruits

The Army and Air Force are richer by nine Central Texans, Master Sergeant Otis Wells of the Austin recruiting office reported Saturday.

Enlisted in the Army here were Charley R. Adams of Georgetown, Kenneth H. Edmiston of 3708 Hollywood, Robert D. Akin of 920 East 55th Street, Alfred M. Cardenas of 1313 Garden, Curtis D. Flora of 1808 North Congress and Mateo Sanchez of 1204 East Sixth.

Air Force enlistees were August J. Joost of West Point, Tucker Mitchell of 1206 West 33rd Street and Leroy Joe Kubelka of 2505 Nueces.

Boy Is 5th Generation

The birth of a fifth generation child—six pound nine ounce son of Mr. and Mrs. Tony Maldonado of 908 East Seventh Street—at Brackenridge Hospital, was announced Saturday.

The baby is the grandson of Mr. and Mrs. C. P. Sanchez of 908 East Seventh Street; the great-grandchild of Mr. and Mrs. Fermin Sanchez of 1204 East Sixth Street, and Mr. and Mrs. Domingo Juarez Sr. of 2200 Canterbury; and the great-great-grandson of Mrs. Remedio Juarez of 2200 Canterbury, and Mrs. N. P. Jimenez of San Antonio.

The Austin Statesman, 1/24/1953 and The Austin American, 4/30/1961.

STATE OF TEXAS 227-01-2 227-01 **CERTIFICATE OF DEATH** STATE FILE NO. 06191

1. PLACE OF DEATH
a. COUNTY Travis
b. CITY OR TOWN (If outside city limits, give precinct no.) Austin
c. LENGTH OF STAY in 1 b. _____
d. NAME OF (If not in hospital, give street address) 4407 Red River
HOSPITAL OR INSTITUTE Delwood Nursing Home
e. IS PLACE OF DEATH INSIDE CITY LIMITS? YES ☒ NO ☐

2. USUAL RESIDENCE (Where deceased lived. If institution; residence before admission)
a. STATE Texas b. COUNTY Travis
c. CITY OR TOWN (If outside city limits, give precinct no.) Austin
d. STREET ADDRESS (If rural, give location) 807 Park Blvd.
e. IS RESIDENCE INSIDE CITY LIMITS? YES ☒ NO ☐ f. IS RESIDENCE ON A FARM? YES ☐ NO ☒

3. NAME OF DECEASED (Type or print)
(a) First ANNA (b) Middle H. (c) Last ZAKRISON
4. DATE OF DEATH January 1, 1964

5. SEX Female 6. COLOR OR RACE White 7. Married ☐ Never Married ☒ Widowed ☐ Divorced ☐
8. DATE OF BIRTH 2-7-1876 9. AGE (In years last birthday) 87 10. USUAL OCCUPATION (Give kind of work done during most of working life, even if retired) Clerk in Bakery 11. BIRTHPLACE (State or foreign country) Sweden 12. CITIZEN OF WHAT COUNTRY? U. S. A.

13. FATHER'S NAME Frank Zakrison 14. MOTHER'S MAIDEN NAME Emma ----
15. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes, no, or unknown) No (If yes, give war or dates of service) _____ 16. SOCIAL SECURITY NO. None 17. INFORMANT Miss Lillie Zakrison (sister)

1964 death certificate for Anna H. Zakrison, [Ancestry.com](https://www.ancestry.com)

1224	286	333	Zakrison, Frank R.	Head	M	W	60	M	37	Sweden	Sw (Swedish)	Sw (Swedish)	117	7	English	Proprietor	fisher ship
			Anna	Wife	F	W	58	M	35	Sweden	Sw (Swedish)	Sw (Swedish)	118		English		
			L. Johanna	Daughter	F	W	34	S		Sweden	Sw (Swedish)	Sw (Swedish)	119		English		
			L. Johanna	Daughter	F	W	24	S		Mexico	Sw (Swedish)	Sw (Swedish)			English		
			L. Johanna	Daughter	M	W	20	S		Texas	Texas	Texas			English	Dancer	in movie ship

1910 census records for Zakrison family, [Ancestry.com](https://www.ancestry.com). Lillian Zakrison listed as "L. Johanna."

43	1204	131	R	24	110	Sandoval, F. C. (x)	Head	M	W	60	N	2	2	Mexico
44						—, Apolonia	Wife	F	W	50	N	2	2	Mexico
45						—, Refugio	Daughter	F	W	26	S	70	H3	Mexico
46						—, Florio	Son	M	W	24	S	10	H4	2, Mexico
47						—, Guadalupe	Daughter	F	W	22	S	70	H4	Mexico
48						—, Gregoria	Daughter	F	W	20	S	70	5	Texas
49						—, Jenova	Daughter	F	W	18	S	70	H4	Texas
50						—, Elsa	Daughter	F	W	16	S	70	H3	Texas
51						—, Rosalio	Son	M	W	12	S	70	5	Texas
52						—, Benita	Daughter	F	W	9	S	70	3	3, Texas
53	From Army					—, Marcelino	nephew	M	W	24	S	70	H3	Texas
54						—, Juana C	mother	F	W	75	WD	70	3	Texas

1940 census records for Sandoval family, [Ancestry.com](https://www.ancestry.com)

Permits

SANITARY SEWER SERVICE PERMIT No. 4373A
Austin, Texas

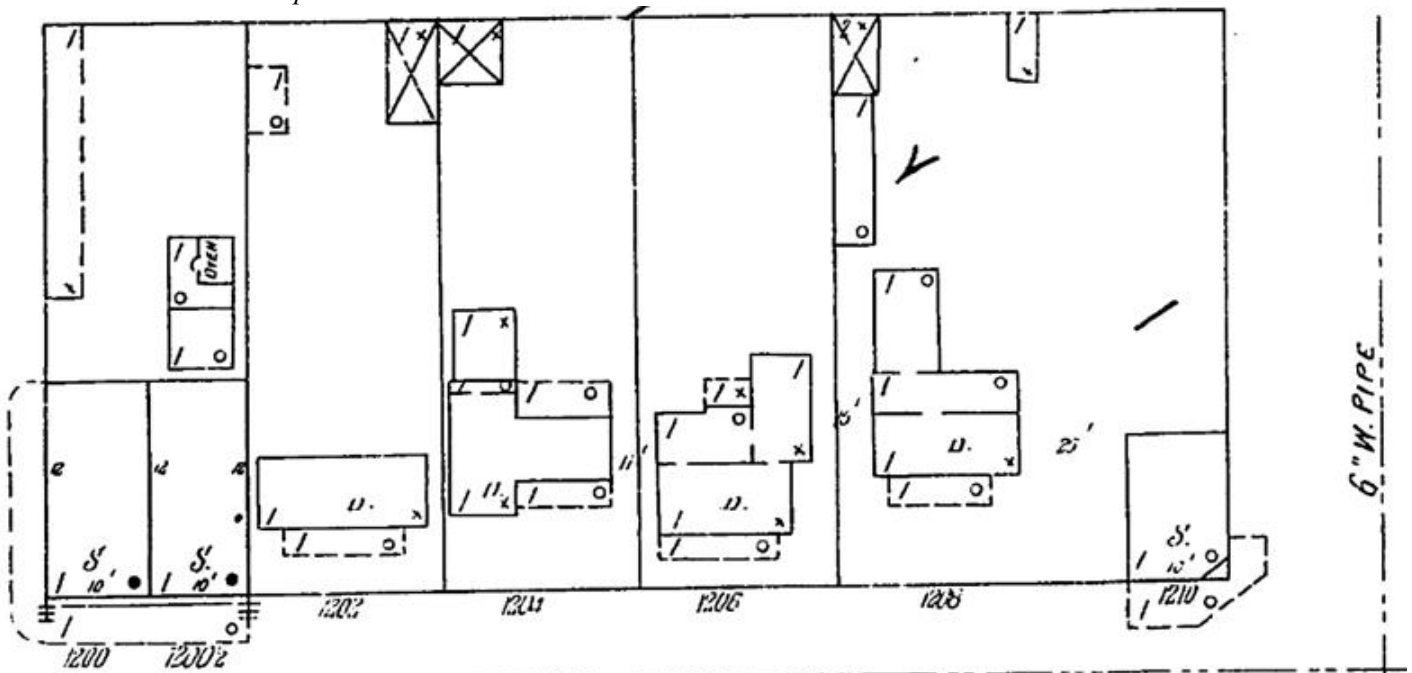
Received of _____ Date 7/16/1917
Address 1206 E. 6th.
Amount _____ \$
Builder or Owner _____ Plumber _____
Lot 10 Block 1 Subdivision _____ Plat No. _____
Date of Connection _____
By City 120' W of MH 3+19 in ATTACH Price _____
By _____

Sewer Tap Permit, 1917

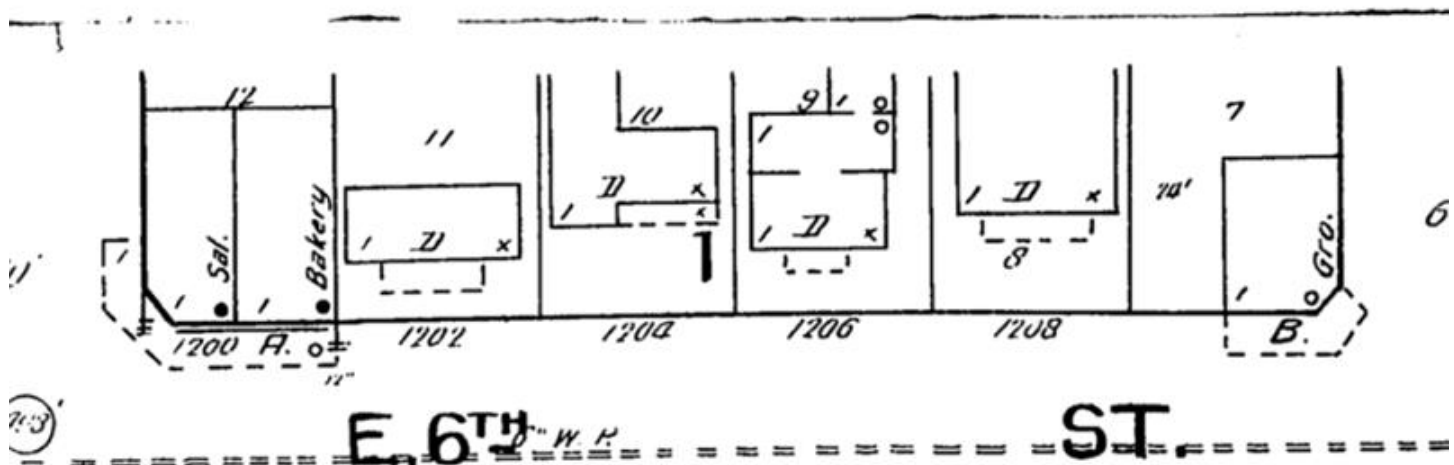
OWNER Fermin Sanchez ADDRESS 1204 East 6th Street
 PLAT 30 LOT 10 BLK 1
 SUBDIVISION of OL 3
 OCCUPANCY Garage and storage
 BLD PERMIT # 124171 DATE 7-23-71 OWNERS ESTIMATE \$500.00
 CONTRACTOR owner NO. OF FIXTURES
 WATER TAP REC # Exist SEWER TAP REC # Exist
Repair exist acc bldg.

Building permit, 1971

Sanborn Fire Insurance Maps

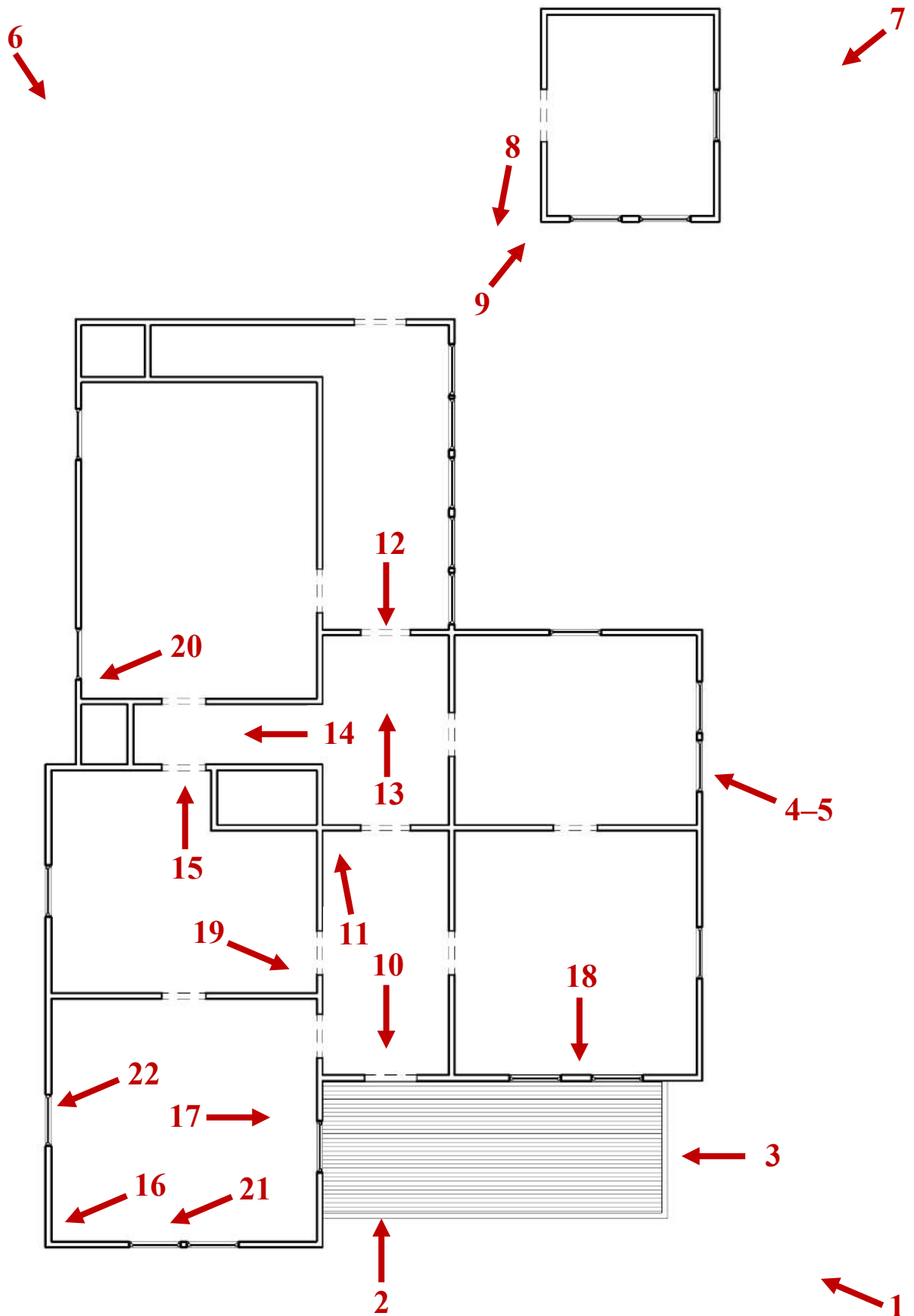


Sanborn Fire Insurance Map, 1900



Sanborn Fire Insurance Map, 1894

STAFF SITE VISIT PHOTOGRAPHS



Site visit photographs, Historic Preservation Office staff, October 11, 2021. Plan is not to scale.



Figure 1. The Zakrisons' bakery (Uptown Sports, 1200 E. 6th St.) is separated by one lot from the house at 1204 E. 6th St.



Figure 2. House façade.

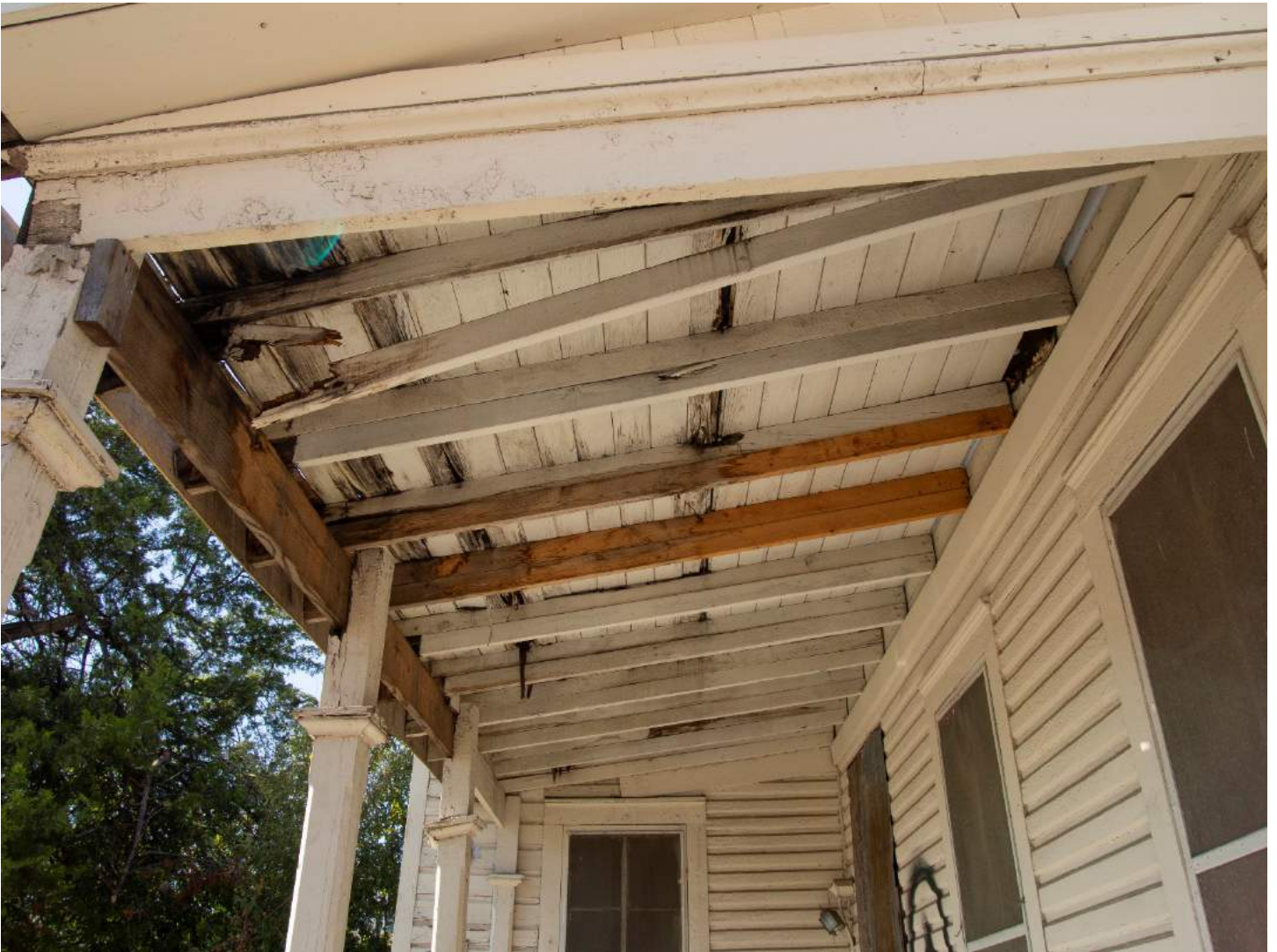


Figure 3. The front porch exhibits areas of rot at the roof joists and decking. The upper edge of the roof does not appear to be appropriately flashed where it meets the house.



Figure 4. Many windows are racked. While the paint has failed, the siding remains largely in good condition.



Figure 5. An isolated area of wood rot may be due to condensate from a window air conditioner.



Figures 6–7. The site slopes from the alley down to E. 6th St., directing stormwater runoff toward the house. Soil deposits have built up and partially buried the back corner of the house and porch addition.



Figure 8. The back of the house has multiple additions.



Figure 9. Detached outbuilding at the rear of the site.



Figure 10. The entry hall floor slopes to the left of the image. The right wall has pulled away from the wall and ceiling.



Figure 11. At the entry hall, the side wall has pulled away from the end wall and ceiling.



Figure 12. View from the screened porch through the rear hall to the front door.

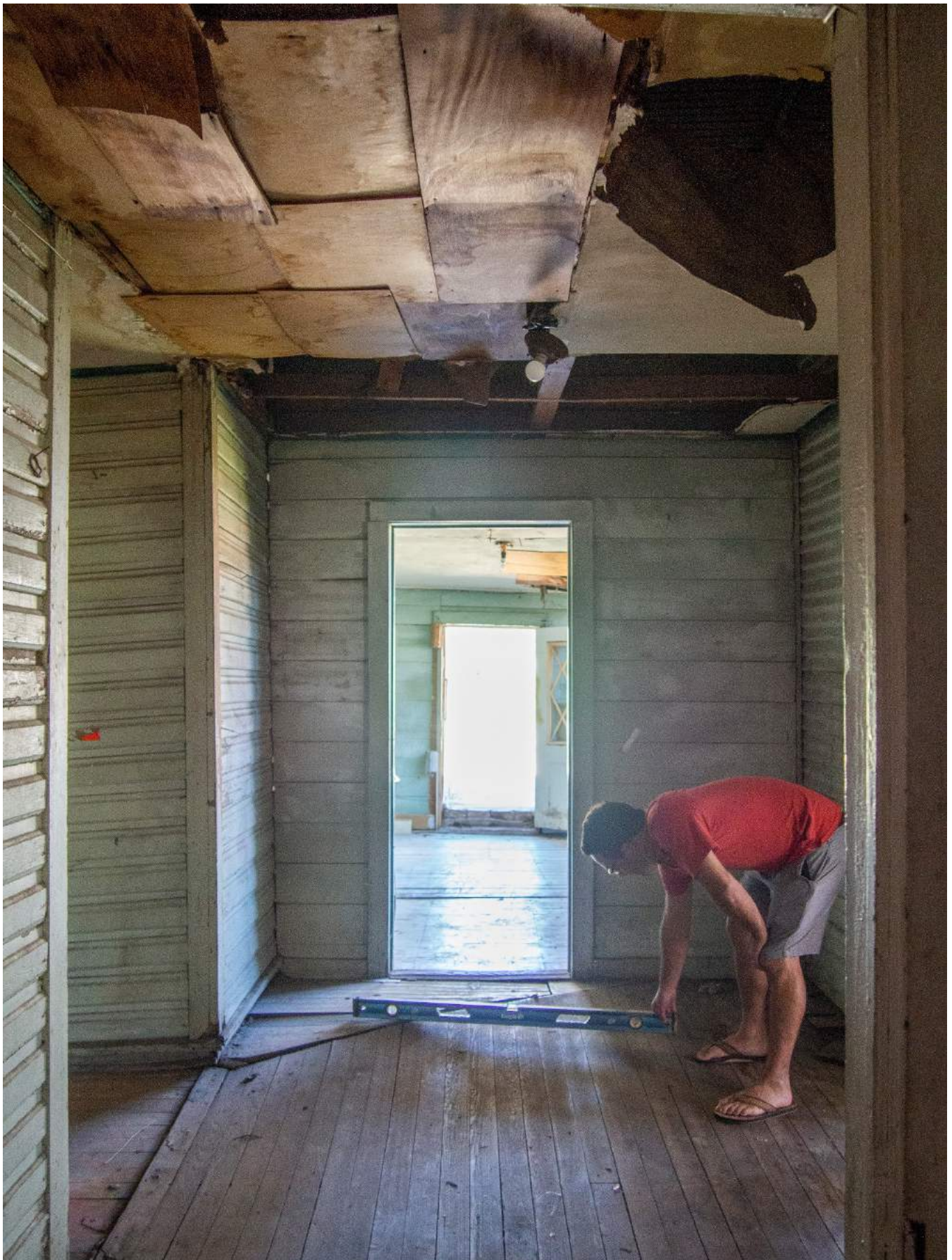


Figure 13. The rear hall appears to be an enclosed porch, and the floor deflects from a diagonal ridge where floorboards running different directions come together.



Figure 14. The outside walls of the dining room and kitchen appear to be exterior walls, since connected and enclosed, though the siding is a different profile than the exterior of the house.



Figure 15. The floor most significantly out of level is that of the hallway between the dining room and kitchen.



Figure 16. The front wall of the living room is out of plumb.



Figure 17. The floor of the living room slopes toward the front of the house.



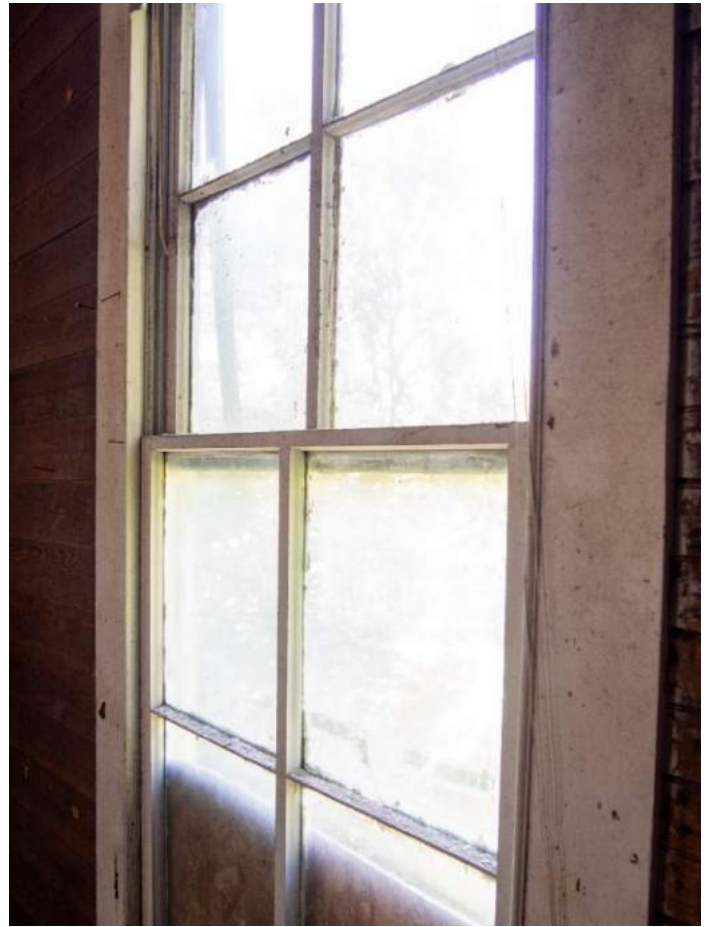
Figure 18. Front bedroom.



Figure 19. Dining room.



Figure 20. Kitchen.



Figures 21–22. Original window sashes have narrow horizontal and vertical muntins (left). Many sashes appear to be replacements with wider vertical muntins (right).



City of Austin Historic Resources Survey

Contract No. MA 6800 NA160000013

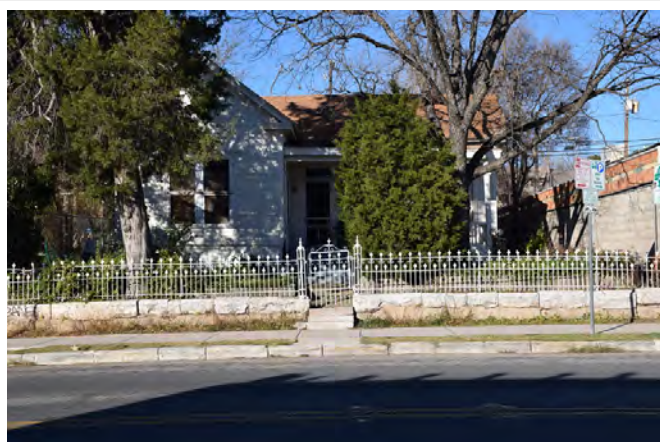
Final Report Volume I

October 24, 2016

Prepared for the City of Austin
Prepared by Hardy·Heck·Moore, Inc.
Austin, Texas

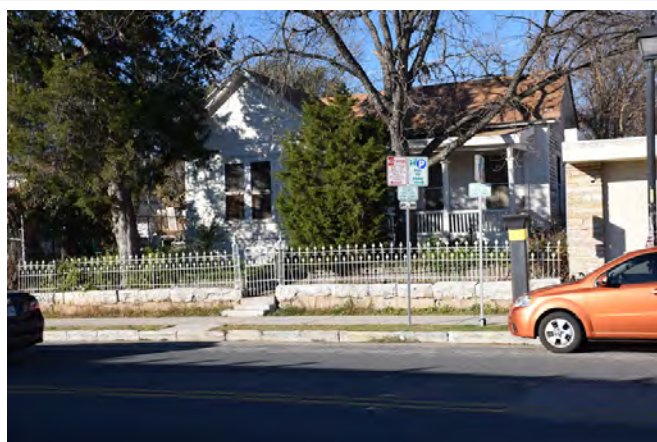
HHM ID 3614

1204 E 6 ST



Jan 2016

Image ID 3619



Jan 2016

Image ID 3620

IDENTIFICATION

Street number **1204**
 Street direction **E**
 Street name **6**
 Street type **ST**
 Zip code **78702**
 Addition / subdivision **DIVISION A**
 Neighborhood **EAST CESAR CHAVEZ**

Legal description **LOT 10 BLK 1 OLT 3 DIVISION A**
 Zoning code **TOD-NP**
 Owner name 1 **SANCHEZ JOSE C ETAL**
 Owner city **AUSTIN**
 Owner state **TX**
 Owner zip code **78702**
 Parcel ID **192885**
 Zoning ID **223352**

GENERAL EXTERIOR

Type **Building - Residential - Single-Family House - L-Plan**
 Stylistic influences **Folk Victorian**
 Exterior wall materials **Horizontal wood board**
 Structural materials **Wood**

Bays **4**
 Stories **1**
 Foundation type **Pier-and-beam**
 Description notes *None*

ROOF

Roof shape **Cross-gabled**
 Roof materials **Asphalt composition shingles**
 Number of chimneys *None visible*

Chimney locations *N/A*
 Chimney materials *N/A*
 Chimney features *N/A*

DOORS AND WINDOWS

Door types **Single door primary entrance**
 Door features **Screens, Transom light**

Window types **Double-hung**
 Window materials **Wood**
 Window features **Historic screens**

PORCH

Porch type **One story, Partial width**
 Porch roof type **Shed**

Porch support type **Chamfered posts**
 Other porch features **Squared wood balusters**

LANDSCAPE

Landscape features **Stone wall, metal fence**
 No. of garages *None visible*

No. of sheds *None visible*
 Other outbuildings *None visible*
 Other associated places *None visible*

HHM ID 3614

1204 E 6 ST

HISTORY

Current name	<i>None known</i>	Historic use	Residential
Current use	Residential	Source for historic use	Field estimate
Year built	1907	Architect	<i>None known</i>
Source for year built	TCAD	Source for architect	<i>N/A</i>
Historic name	<i>None known</i>	Builder	<i>None known</i>
Source for historic name	<i>N/A</i>	Source for builder	<i>N/A</i>
		History notes	<i>None</i>
Occupant history	1907-1908: Frank R. Zakrison, David Johnson; 1916: Frank Zakrison (baker at 1200 1/2 E 6 St.), Annie Zakrison (clerk Frank Zakrison, boards), Lillie Zakrison (boards); 1920: Frank Zakrison (o, baker), Anna, Emma, and Lily Zakrison; 1924: Frank Zakryson (o); 1929: F. R. Zakrison (o); 1935: Lillie Zakrison (o); 1940: Samuel Porter (blacksmith); 1945: Flavio Sandoval (grocer); 1952: Fermin Sanchez (laborer); 1957: Fermin Sanchez (o); 1962: Fermin Sanchez (o); 1967: Fermin Sanchez (o); 1972: Fermin Sanchez (o)		
Source for occupant history	City Directories		

INTEGRITY

Additions	Rear addition	Alterations	Roof material replaced
		Integrity notes	<i>None</i>

PRIOR DESIGNATIONS

Prior local designations	<i>None</i>	Prior NRHP determinations	<i>None</i>
Prior NRHP designations	<i>None</i>	Other designations	<i>None known</i>
		Designation notes	<i>None</i>

PREVIOUS AND RECOMMENDED DESIGNATIONS

Previous and recommended local designations	No previous local designations; Recommended eligible as a local landmark; Recommended contributing to a local historic district	Previous and recommended NRHP designations	No previous NRHP designations; Recommended individually eligible for the NRHP; Recommended contributing to a NRHP district
Recommended local designations	Recommended eligible as a local landmark, Recommended contributing to a local historic district	Recommended NRHP designations	Recommended individually eligible for the NRHP, Recommended contributing to a NRHP district
Justification for local recommendation	<i>N/A</i>	Justification for NRHP recommendation	<i>N/A</i>
Local criteria	Architecture, Historical Associations	NRHP criteria	A, C
Local areas of significance	2.6.1.1 Residential Patterns	NRHP areas of significance	Community Planning and Development, Architecture
Potential local historic district	East 6th Street Historic District	NRHP level of significance	Local
		Potential NRHP historic district	East 6th Street Historic District

EAST 6TH STREET



Map showing the potential East 6th Street Historic District, with contributing resources shown in green and non-contributing resources shown in red.* Map identifies IDs, subdivision names, and boundaries of proposed NR/local district. Source: HHM survey data with Google base map, 2016.

*Refer to the Recommended Historic Districts text in Section I-7 for information regarding interpretation of these forms.